ARIZONA CORPORATION COMMISSION UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL - MAKE CHANGES AS NECESSARY

OAK CREEK UTILITY CORPORATION – WATER P.O. BOX 17357 PHOENIX, AZ 85011

W5-02061A

RECEIVED

MAR 22 2004

AZ CORPORATION COMMISSIO DIRECTOR OF UTILITIES

ANNUAL REPORT

FOR YEAR ENDING

12 31 2003

FOR COMMISSION USE

COMPANY INFORMATION

Mailing Address P. O. Bo	1x 48	
Mailing Address P. O. Bo Cave Creek (City)	Az.	85327
(City)	(State)	(Zip)
602 - 482 - 5164 Telephone No. (Include Area Code)	602-482-5164	602-722-8754
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)
Email Address		
Local Office Mailing Address	SAME AS ABOVE	
	(Street)	
(City)	(State)	(Zip)
Local Office Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)
Email Address		

MANAGEMENT INFORMATION

Management Contact:	ean W. Osem	Pr	resident
	(Name)	(7)	Title)
P.O. Box 48	CAVE CREEK	AZ	85327
(Street)	(City)	(State)	(Zip)
602-482-5164	602-482-5164	602-	722-8754
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. ((Include Area Code)
Email Address	in the same		
On Site Manager: RA			
P.O. BOX 1796	(Name) Sedona	Az.	86339
(Street)	(City)	(State)	(Zip)
928-282-8528	928-282-1776		
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (In	nclude Area Code)
Email Address			
			

Statutory Agent: Dean	W. Orenz	
Statutory Agent. 176011	(Name)	
P.O. Box 48 (Street)	Cave Creek,	Az, 85327
(602-482-5164 Telephone No. (Include Area Code)	602 - 482 - 5164 Fax No. (Include Area Code	Pager/Cell No. (Include Area Code)
Attorney: nichara	(Name)	
Attorney: <u>Richard</u> <u>Suite A-117</u> 2525, AZ. & (Street)	BIHMONE CIRCLE, PI	Hoenix, Az 85016
<u>602 - 224 - 9222</u> Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)
OWNER	SHIP INFORMATION	
Check the following box that applies to your c	ompany:	
Sole Proprietor (S)	C Corporation (C) (Oth	ner than Association/Co-op)
Partnership (P)	Subchapter S Corporat	tion (Z)
Bankruptcy (B)	Association/Co op (A)	
Receivership (R)	Limited Liability Comp	pany
Other (Describe)		
CO	UNTIES SERVED	
Check the box below for the county/ies in whi	ch you are certificated to provide	service:
_ АРАСНЕ	☐ COCHISE	COCONINO
☐ GILA	☐ GRAHAM	☐ GREENLEE
LA PAZ	☐ MARICOPA	☐ MOHAVE
☐ NAVAJO	☐ PIMA	☐ PINAL
☐ SANTA CRUZ	☐ YAVAPAI	☐ YUMA
☐ STATEWIDE		

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	172	(122)	172
302	Franchises			
303	Land and Land Rights	10,000		10,000
304	Structures and Improvements	600	505	95
307	Wells and Springs	11,000	9,254	1,746
311	Pumping Equipment	10,543	6,598	3,945
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	4,000	3,365	635
331	Transmission and Distribution Mains	25,000	21,030	3,970
333	Services	1,944	1,389	555
334	Meters and Meter Installations	600	505	95
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment	950	240	710
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	64,809	42,886	21,923

less land.

This amount goes on the Balance Sheet Acct. No. 108

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct.		Original	Depreciation	Depreciation	
No.	DESCRIPTION	Cost (1)	Percentage (2)	Expense (1x2)	
301	Organization	172		· · · · · · · · · · · · · · · · · · ·	
302	Franchises				
303	Land and Land Rights	10,000		···	
304	Structures and Improvements	600	2.50%	15	
307	Wells and Springs	11,000	2.50%	275	
311	Pumping Equipment	10,543	2.50%	264	
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes	4,000	2.50%	100	
331	Transmission and Distribution Mains	25,000	2.50%	625	
333	Services	1,944	2.50%	49	
334	Meters and Meter Installations	600	2.50%	15	
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Misc. Equipment				
340	Office Furniture and Equipment	950	2.50%	24	
341	Transportation Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	TOTALS	64,809		1,367	

This amount goes on Comparative Statement of Income and Expense Acct. No. 403.



To The Board of Directors of The Water Division of Oak Creek Utility Corporation Phoenix, Arizona

We have compiled the balance sheet of The Water Division of Oak Creek Utility Corporation as of December 31, 2003 and 2002, and the related comparative statement of income and expenses for the years then ended included in the accompanying prescribed form in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting in the form prescribed by the Arizona Corporation Commission information that is the representation of management. We have not audited or reviewed the financial statements referred to above and, accordingly, do not express an opinion or any other form of assurance on them.

These financial statements are presented in accordance with the requirements of the Arizona Corporation Commission, which differ from generally accepted accounting principles. Accordingly, these financial statements are not designed for those who are not informed about such differences.

All other information contained in the accompanying prescribed form has not been audited, reviewed, or compiled by us and, accordingly, we assume no responsibility for that information.

The Company, with the consent of its shareholders, has elected under the Internal Revenue Code to be an S corporation. In lieu of corporation income taxes, the shareholders of an S corporation are taxed on their proportionate share of the Company's taxable income. Therefore, no provision or liability for federal income taxes has been included in these financial statements.

ULLMANN & COMPANY, P.C. Certified Public Accountants

Allmann & Company

March 9, 2004

BALANCE SHEET

Acct.			ANCE AT NNING OF		ANCE AT
	ASSETS	YEAR		YEAR	
	CURRENT AND ACCRUED ASSETS				
131	Cash	\$	522	\$	1,176
134	Working Funds				
135	Temporary Cash Investments				
141	Customer Accounts Receivable		752		1,155
146	Notes/Receivables from Associated Companies				
151	Plant Material and Supplies				
162	Prepayments				
174	Miscellaneous Current and Accrued Assets				2,492
	TOTAL CURRENT AND ACCRUED ASSETS				
		\$	1,274	\$	4,823
	FIXED ASSETS				
101	Utility Plant in Service	\$	64,809	\$	64,809
103	Property Held for Future Use				
105	Construction Work in Progress				
108	Accumulated Depreciation - Utility Plant		41,519		42,886
121	Non-Utility Property				
122	Accumulated Depreciation - Non Utility				
	TOTAL FIXED ASSETS	\$	23,290	\$	21,923
	TOTAL ASSETS	\$	24,564	\$	26,746

NOTE: The Assets on this page should be equal to Total Liabilities and Capital on the following page

BALANCE SHEET (CONTINUED)

Acct.			LANCE AT GINNING	BALANCE AT END OF	
	LIABILITIES	0	F YEAR		YEAR
	CURRENT LIABILITES				
231	Accounts Payable	\$	227	\$	384
232	Notes Payable (Current Portion)				
234	Notes/Accounts Payable to Associated Companies				
235	Customer Deposits		702		871
236	Accrued Taxes		158		173
237	Accrued Interest				
241	Miscellaneous Current and Accrued Liabilities		71,806		73,557
	TOTAL CURRENT LIABILITIES	\$	72,893	\$	74,985
	LONG-TERM DEBT (Over 12 Months)				
224	Long-Term Notes and Bonds	\$	-		
	DEFERRED CREDITS				
251	Unamortized Premium on Debt				
252	Advances in Aid of Construction		1,120		910
255	Accumulated Deferred Investment Tax Credits		T. C. T. D. T. C.		
271	Contributions in Aid of Construction				
272	Less: Amortization of Contributions				
281	Accumulated Deferred Income Tax		i		
	TOTAL DEFERRED CREDITS	\$	1,120	\$	910
	TOTAL LIABILITIES	\$	74,013	\$	75,895
	CAPITAL ACCOUNTS				
201	Common Stock Issued	\$	1,100	\$	1,100
211	Paid in Capital in Excess of Par Value		1,400	•	1,400
215	Retained Earnings		(51,949)		(51,649)
218	Proprietary Capital (Sole Props and Partnerships)		. , ,		/
	TOTAL CAPITAL	\$	(49,449)	\$	(49,149)
	TOTAL LIABILITIES AND CAPITAL	\$	24,564	\$	26,746

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct.			OPERATING REVENUES PRIOR YEAR CU		URRENT YEAR	
461	Metered Water Revenue	\$	9,202	\$	9,081	
460	Unmetered Water Revenue		<u> </u>			
474	Other Water Revenues		1,251		1,931	
	TOTAL REVENUES	\$	10,453	\$	11,012	
	OPERATING EXPENSES					
601	Salaries and Wages					
610	Purchased Water					
615	Purchased Power		554		549	
618	Chemicals					
620	Repairs and Maintenance		11,733		681	
621	Office Supplies and Expense	<u> </u>	285		926	
630	Outside Services		10,724		1,770	
635	Water Testing		1,777		1,985	
641	Rents		1,200		150	
650	Transportation Expenses		548		99	
657	Insurance - General Liability	<u> </u>				
659	Insurance - Health and Life					
666	Regulatory Commission Expense - Rate Case					
675	Miscellaneous Expense		3,286		2,718	
403	Depreciation Expense		1,367		1,367	
408	Taxes Other Than Income				1	
408.11	Property Taxes		399		403	
409	Income Tax					
	TOTAL OPERATING EXPENSES	\$	31,873	\$	10,648	
	OTHER INCOME/EXPENSE					
419	Interest and Dividend Income	\$	-			
421	Non-Utility Income					
426	Miscellaneous Non-Utility Expenses					
427	Interest Expense		13		16	
	TOTAL OTHER INCOME/EXP	\$	(13)	\$	(16)	
	NET INCOME/(LOSS)	\$	(21,433)	\$	348	

SUPPLEMENTAL FINANCIAL DATA Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan	/ No	NE		
ACC Decision No.	1 1			
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End	\$910	
Meter Deposits Refunded During the Test Year	\$210	

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (Gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
	5 hp	50gpm		8 ^	4"	

Arizona Department of Water Resources Identification Number

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
- NONE		

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower Quantity		Quantity Standard	Quantity Other
	NONE	-	

STORAGE TANKS		PRESSUI	RE TANKS
Capacity	Quantity	Capacity	Quantity
		2000 gal	1
		1	crage tank

CO	M	PΔ	NY	N	4 N	ÆΕ
				17/	-1 11	

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2		
3		
4	ACP	unknown
5		
6		
8		
10		
12		

CUSTOMER METERS

COSTONIER METERS		
Size (in inches)	Quantity	
5/8 X ³ / ₄	29	
3/4		
1		
1 1/2		
2		
Comp. 3		
Turbo 3		
Comp. 4		
Tubo 4		
Comp. 6		
Tubo 6		

COMPANY NAME:	

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2003

MONTH	NUMBER OF	GALLONS SOLD	GALLON PUMPED
	CUSTOMERS		(Thousands)
JANUARY	29	97,400	41,700
FEBRUARY		53,700	43,300
MARCH		118,000	83,500
APRIL		27,000	118,100
MAY		136,600	112,400
JUNE		155,700	192,800
JULY		183,500	112, 400
AUGUST		113,100	113,600
SEPTEMBER		133 100	106,700
OCTOBER		141,200	119, 300
NOVEMBER		88,600	73, 500
DECEMBER	L	71,000	58,600
	TOTAL	N/A	1,181,100 *

Discrepency's is A Result of inaccurte WEII + Residential meters.

Is the Water Utility located in an ADWR Active Management Area (AMA)?

() Yes (X) No

Does the Company have An ADWR Gallons Per Capita Per Day (GPCPD) requirement?

() Yes (X) No

If yes, provide the GPCPD amount:

What is the level of arsenic for each well on your system. ______mg/l (If more than one well, please list each separately)

Note: If you are filing for more than one system, please provide separate data sheets for each system.

COMPANY NAME OAK CREEK UTILITY CORPORATION YEAR ENDING 12/31/2003
PROPERTY TAXES
Amount of actual property taxes paid during Calendar Year 2003: \$618
Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled Checks for property tax payments) of any and all property taxes paid during the calendar year.
If no property taxes paid, explain reasons below:

COMPANY NAME OAK CREEK UTILITY CORPORATION YEAR ENDING 12/31/2003

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported

0 (S-CORPORATION)

Estimated or Actual Federal Tax Liability

0 (S-CORPORATION)

State Taxable Income Reported

0 (S-CORPORATION)

Estimated or Actual State Tax Liability

0 (S-CORPORATION)

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances Amount of Gross-Up Tax Collected

Total Grossed-Up Contributions/Advances

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

ilem W. Orem 3-16-04
SIGNATURE DATE

PRESIDENT

WELLS FARGO BANK ARIZONA, NA 91-527/1221 2385

PO BOX 1020 APACHE JUNCTION, AZ 85217-1020 (480) 677-6080

5083611 2nd 12A1F 10/15/2003

\$ **320.16

Bonny K. Kraske Coconino Co. Treasurer

110 E. Cherry Ave Flagstaff, Az. 86001

MEMO_____

"OO 2385" 1:1221052781:0819663253"

Just Wills "

PAY TO THE ORDER OF WELLS FLOSO ENVILABILISMANA 122105278

10 29 03

UFB TEMPE,AZ 10302003 3798 04430060698 2 >1221-0527-8<

FOR DEPOSIT ONLY
BONNY K. KRASKE
COCCHRO COUNTY TEASURER
4784903889

half property TAX WAS paid ON 4/24/03

FOR THE Amount OF 297.40 Check # 2344.

This WAS previous to Current ownership of Co.

+ Cancelled Check Could Not Be Located. This

CAN be Verified By Calling First National

Management at 480-677-6080.

Dean W. Orem

PRESIDENT O.C.V.C.

VERIFICATION AND SWORN STATEMENT Intrastate Revenues Only

RECEIVED

MAR 22 2004

VERIFICATION

STATE OF

I. THE UNDERSIGNED

OF THE

intrastate Revenues Only	*Z CORPORATION COMMISSIO
COUNTY OF (COUNTY NAME) MARICOPA	DIRECTOR OF UTILITIES
NAME (OWNER OR OFFICIAL) TITLE DEAN OREM, PR	RESIDENT
COMPANY NAME OAK CREEK UTILITY CORPORA	ATION

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 11,635

(THE AMOUNT IN BOX ABOVE

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA COPRORATION COMMISSION

FOR THE YEAR ENDING

MONTH DAY YEAR
12 31 2003

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM <u>ARIZONA INTRASTATE</u> UTILITY OPERATIONS DURING CALENDAR YEAR 2003 WAS:

	INCLUDES \$ 623 IN SALES TAXES BILLED, OR COLLECTED
**REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL) SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY OF THIS (SEAL) OFFICIAL SEAL	SIGNATURE OF OWNER OR OFFICIAL 602-482-5164 TELEPHONE NUMBER COUNTY NAME ALL COPP MONTH ALL H 20 CY ALL DICKE E. MICGE
PRISCILLA E. JUDGE MY COMPANIE PRISCILLA E. JUDGE ENGRIFRESIC - State of Arizona MARICORA COLINATY	SIGNATURE OF NOTARY PUBLIC

My Comm. Expires April 9, 2007

VERIFICATION AND SWORN STATEMENT RESIDENTIAL REVENUE

RECEIVED

MAR 22 2004

VERIFICATION

INTRASTATE REVENUES ONLY

Z	CORPORATION COMMISSION	Ļ
	DIRECTOR OF HTHEIR	1

STATE OF ARIZONA	(COUNTY NAME)	MARICOPA	O'RECTOR OF UTILITIES
I, THE UNDERSIGNED	NAME (OWNER OR OFFICIAL)	DEAN OREM	TITLE PRESIDENT
OF THE	COMPANY NAME OAK CR	REEK UTILITY CORPOR	ATION

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH DAY YEAR 12 31 2003

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2003 WAS:

\$\frac{11,635}{}	(THE AMOUNT IN BOX AT LEFT INCLUDES \$ 623 IN SALES TAXES BILLED, OR COLLECTED
*RESIDENTIAL REVENUE REPORTED ON THIS PAMUST INCLUDE SALES TAXES BILLED.	X Lianw. Chan SIGNATURE OF OWNER OR OFFICIAL
SUBSCRIBED AND SWORN TO BEFORE	EME NOTARY PUBLIC NAME PRISCILLA E 5006
A NOTARY PUBLIC IN AND FOR THE C	COUNTY OF COUNTY NAME CALL CLE PA
THIS /8 DAY	OF MONTH MARCH . 20 04



X Signature of NOTARY PUBLIC